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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 6, 2019

SUBJECT: DR19-133, GILBERT SPECTRUM BUILDING 5

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for development of a large business park.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-133, Gilbert Spectrum Building 5: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 8.46 acres, generally located west of the southwest corner of McQueen and Elliot Roads and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: SunCap Property Group
Name: Dylan Tomlin
Address: 1125 17th Street Ste 800
Denver, CO 80202
Phone: (720) 668-4983
Email: dtomlin@suncappg.com

OWNER

Company: SunCap Gilbert LLC
Name: Dylan Tomlin
Address: 6101 Carnegie Blvd. Ste. 180
Charlotte, NC 28209
Phone: (720) 668-4983
Email: dtomlin@suncappg.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>August 12, 1986</i>	The Town adopted Ordinance No. 470 (Z86-12) amending the Town zoning maps by changing the zoning classification from Agricultural (AG) to Planned Area Development (PAD).
<i>September 29, 1987</i>	Town Council adopted Ordinance No. 536 (Z87-12) amending the Town zoning map by changing the zoning classification from AG to Garden Industry (I-1) with a Planned Area Development (PAD) overlay.
<i>March 28, 2000</i>	Town Council adopted Ordinance No. 1257 (Z00-66) amending approx. 14 gross acres of the Fortune/Spectrum Astro PAD from Neighborhood Commercial (C-1) to Garden Industrial (I-1).
<i>May 11, 2000</i>	Design Review Board approved DR00-14 Spectrum Astro site plan and elevations.
<i>May 17, 2005</i>	Design Review Board approved DR00-14 Spectrum Astro revised site plan and Buildings A1 and A2.
<i>March 13, 2008</i>	Design Review Board approved DR07-155 Gilbert Spectrum conceptual site plan for 80 acres, and detailed plans for 38 acres and 458,842 square feet of Light Industrial development.
<i>May 28, 2008</i>	Town Council approved Resolution No. 2884 (GP08-07), a minor General Plan amendment to change the General Plan land use classification from Light Industrial (LI) to Community Commercial (CC), and Ordinance No. 2157 (Z08-02) change the zoning designation on an approx. 13.7 acres site from Light Industrial (LI) with a PAD overlay to Community Commercial (CC) for Gilbert Spectrum.
<i>March 13, 2008</i>	Design Review approved DR07-155 Conceptual Overall Site Plan, Lots 1 and 2 Site Plan/ Landscape Plan/ Grading and Drainage/ Elevations/ Floor Plans/ Lighting/ Colors and Materials for Gilbert Spectrum. Approval expired.
<i>February 1, 2012</i>	Town Council approved Resolution No. 3111, a Minor General Plan Amendment changing 4.68 acres of Community Commercial (CC) to Light Industrial (LI) and rezoning Ordinance No. 2362 (Z12-01) from Community Commercial (CC) to Light Industrial (LI) all with a PAD overlay.
<i>April 9, 2015</i>	Design Review Board approved DR15-04 and DR15-08 Overall Site Plan and Phase 1 improvements for Gilbert Spectrum and Master Sign Program. A portion of Phase 1 Improvements were installed but Building 1 was not constructed.
<i>June 9, 2016</i>	Design Review Board approved DR16-15 Revised Master Site Plan for Gilbert Spectrum and Building 7 design package.
<i>September 5, 2018</i>	Planning Commission approved DR18-113 revised Master Site Plan for Gilbert Spectrum and Building 1 design package.

<i>June 12, 2019</i>	Administrative approval for the location of Building 5 was approved and Building 6 was removed from the master site plan.
<i>October 2, 2019</i>	Planning Commission reviewed DR19-133 as a study session item.

Overview

This submittal DR package is for Building 5 of Gilbert Spectrum located along Elliot Road at the northwest corner of the master site plan. Building 5 will be a 2-story 120,362 sq. ft. office building to expand the Northrup Grumman facility campus; the user currently employs Building 7 and the industrial building directly west of Building 7.

Gilbert Spectrum Business Park, located at the southwest corner of McQueen and Elliot Roads, is a ±63.37 acre project being developed by SunCap Property Group, servicing prospective employment tenants wishing to locate in Gilbert. Gilbert Spectrum Master Site Plan conforms to the General Plan by providing buildings suitable for uses that are permitted within the existing zoning districts. The overall larger project is planned to provide approx. 754,000 square feet of light industrial and office uses.

Gilbert Spectrum Business Park is being positioned to capture higher end users looking to locate in a master planned and fully improved environment. The character and composition of the business park will be consistent with other business parks in the region, complete with landscaping and curb appeal, and creating an environment conducive to the attraction and retention of Fortune 500 companies.

Currently Building 7, Building 1 and some Phase 1 improvements including parts of the Master Sign Plan have been constructed. Two main vehicular access points to the business park are provided, one from Elliot Road and the other from McQueen Road. Each main access drive provides a promenade experience through the use of symmetrical gabion walls and corten steel monument signage on both sides of the entry, lush landscape with palm tree accents and pedestrian sidewalks set back from the drive aisle curbs. The Phase 1 Tract A development at the Palo Verde Street main entry drive has been completed along with project signage. The same landscape theme and signage was installed at the intersection of McQueen and Elliot Roads.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial and Community Commercial	Light Industrial (LI) PAD and Community Commercial (CC) PAD	Elliot Road then Sunrise Business Park and vacant land
South	Light Industrial	Light Industrial (LI) PAD	Building 7 and vacant Gilbert Spectrum master site plan property
East	Community Commercial	Community Commercial (CC) PAD	Vacant Gilbert Spectrum master site plan property
West	Light Industrial	Light Industrial (LI) PAD	Northrup Grumman Building
Site	Light Industrial	Light Industrial (LI) PAD	Vacant land

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2362 Light Industrial PAD	Proposed Building 5
Maximum Building Size	N/A	120,362 SF
Maximum Building Height (ft.)/(Stories)	55'3 story	41' 6''/2 Story
Minimum Building Setback (ft.)		
Front	30'	91'
Side (Employment)	0'	135' 6''
Side (Commercial)	15'	146'
Rear (Employment)	0'	285'0'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Employment)	5'	5'
Side (Commercial)	15'	0', Internal to the master site plan
Rear (Employment)	5'	0', Internal to the master site plan
Landscaping (% of net lot area)	15%	40%
Parking Spaces	482 Required	603 provided

DISCUSSION

Building 5 improvements include a 2-story building and surrounding parking area, an additional full motion driveway entrance along Elliot Road with a right-turn deceleration lane, a right-turn deceleration lane along McQueen Road, two Gilbert Spectrum monument signs, and improvements to the north retention basin of the park and surrounding parking area. The master site plan was recently revised to combine the square footage of Building 5 and 6 into one 2-story building (Building 5).

Building 5 is positioned along Elliot Road frontage with the majority of parking spaces located between Buildings 5 and 7. A sidewalk will be installed connecting Building 5 and 7 to provide employees ease of access to the various buildings within the business park; this has been relocated to the west side of the parking lot. An employee amenity area is shown on the south side of the building. Vehicular access will be provided to the west connecting the site with the existing signalized entrance into Northrup Grumman; a cross access agreement has been provided between the two property owners. A full motion access to the east of Building 5 and drive aisle will be installed that will connect to the drive aisle north of Building 1. The north retention basin of Gilbert Spectrum was partially installed with Building 1 to accommodate storm drainage. This phase will further enlarge the retention basin and improve it with landscaping and a decomposed granite pathway for employees to use as an amenity. This phase will also complete the perimeter parking spaces and landscape islands of Building 7 adjacent to the retention basin.

There is an existing jog in the right-of-way along Elliot Road that was intended in prior years to be a new driveway entrance. The applicant is requesting the Town vacate the right-of-way as the driveway entrance is no longer part of the master site plan. Staff has added a condition to modify the landscape setback in that area prior to construction document submittal to meet code requirements. If the right-of-way is vacated, the applicant may come back through administrative design review and modify the landscape area at that location on the appropriate sheets.

Landscape

The site landscape package includes improvements to Building 5 and the north retention basin of the master site plan, landscape percentage for this phase is 40%. The landscape palette and design along Elliot Road matches the landscape installed with Phase I improvements and Building 1, with clusters of the same plants in an organized fashion and the street theme tree Mondel Pines proposed. Trees consist of Desert Museum Palo Verde, Live Oak, Texas Mountain Laurel, and Date Palms. The landscape that will be installed within the retention basin is consistent with the plant palette used in the Gilbert Spectrum master site plan. Trees and shrubs are placed along the perimeter/sides of the retention basin. A decomposed granite (DG) trail will be provided at the top of the basin along three sides to provide an additional amenity to employees of businesses within nearby buildings to use.

Grading and Drainage

For Building 5, some retention is proposed along Elliot Road landscape frontage and the site is designed to flow to the retention basin southeast of Building 5, which will be used as a retention basin for the north portion of the business park. There is an existing basin at the southwest corner of the business park that receives storm water through a series of underground interconnecting pipes. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

Building 5's color scheme is consistent with the Gilbert Spectrum color and materials used on Building's 1 & 7. The architecture of Building 5 mimics the architecture of Building 7 at the 2-story scale. The main body of the building will be concrete tilt panel painted "Whole Wheat" with accents of "Sand Dune" around windows at intervals, and "Roxy Brown" is used at recessed entrances. Stone veneer wing walls perpendicular to the horizontal plane of the building are placed at entrances to provide visual interest. Tenant entrances are recessed into the building to provide depth. Entrances are further accented through the use of metal panel awnings to provide shade.

Lighting

The lighting proposed for Building 5 consists of parking lot light poles and wall mounted lights and is consistent with the lighting of Buildings 1 and 7. The proposed wall sconces are mounted at 25' high and will require the Planning Commission/Design Review Board to meet the two additional findings of fact listed below:

- a. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security or for service areas; and

- b. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.

Signage

Two Gilbert Spectrum entry monument signs and one tenant monument sign are consistent with the Master Sign Plan and are included in this phase of development. Other signage is not included in this approval and must follow the Gilbert Spectrum Master Sign Plan DR15-08.

PLANNING COMMISSION STUDY SESSION COMMENTS

At the October 2nd Planning Commission (PC) study session, members of the commission provided the following comments:

- Commissioners discussed the importance of connecting the internal private drive to the existing drive aisle north of Building 1 at this phase.
 - *The connection between the two drive aisles is included in this phase.*
- Commissioners discussed the proposed signage area and accenting entrances.
 - *The entrances are accented with metal awnings and are recessed into the buildings. There are also flagstone wing walls perpendicular to the buildings horizontal plane to provide movement. An entrance on the southwest corner of the building has been revised to include a low wing wall and awning to accentuate the entrance further. The applicant feels the entrances provide adequate architectural enhancements.*

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-133, Gilbert Spectrum Building 5: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.46 acres, generally located west of the southwest corner of McQueen and Elliot Roads and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the November 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Two entry monument signs and one tenant sign were reviewed for location along Elliot Road as part of the Gilbert Spectrum Master Sign Program (MSP) and may proceed through sign permitting. All building signage must follow the MSP or an Administrative

Design Review approval is required to amend the sign program before proceeding through sign permitting.

4. Prior to construction document (CD) submittal, the applicant shall provide Planning Staff with revised Site, Landscape, and Grading and Drainage plans to reflect the property line jog to meet landscape setback requirements along Elliot Road.
5. Upon completion of a signed Resolution for vacation of Right-of-Way along Elliott Road for a prior driveway entrance, the applicant may submit an Administrative Design Review to modify the landscape area and parking stalls in that portion of the project.
6. Parking screen wall along west property line north of drive aisle access shall be removed.
7. Recorded documentation of cross access agreements must be provided and shown on the Final Plat.

Respectfully submitted,

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Master Site Plan
- 5) Site Plan
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plans
- 11) Lighting

FINDINGS OF FACT
DR19-133, Gilbert Spectrum Building 5

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.
6. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security or for service areas; and
7. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan

Notice of Public Hearing

DR19-133 Gilbert Spectrum Building 5
Attachment 2: Notice of Public Hearing
November 6, 2019

PLANNING COMMISSION DATE:

Monday, November 6, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

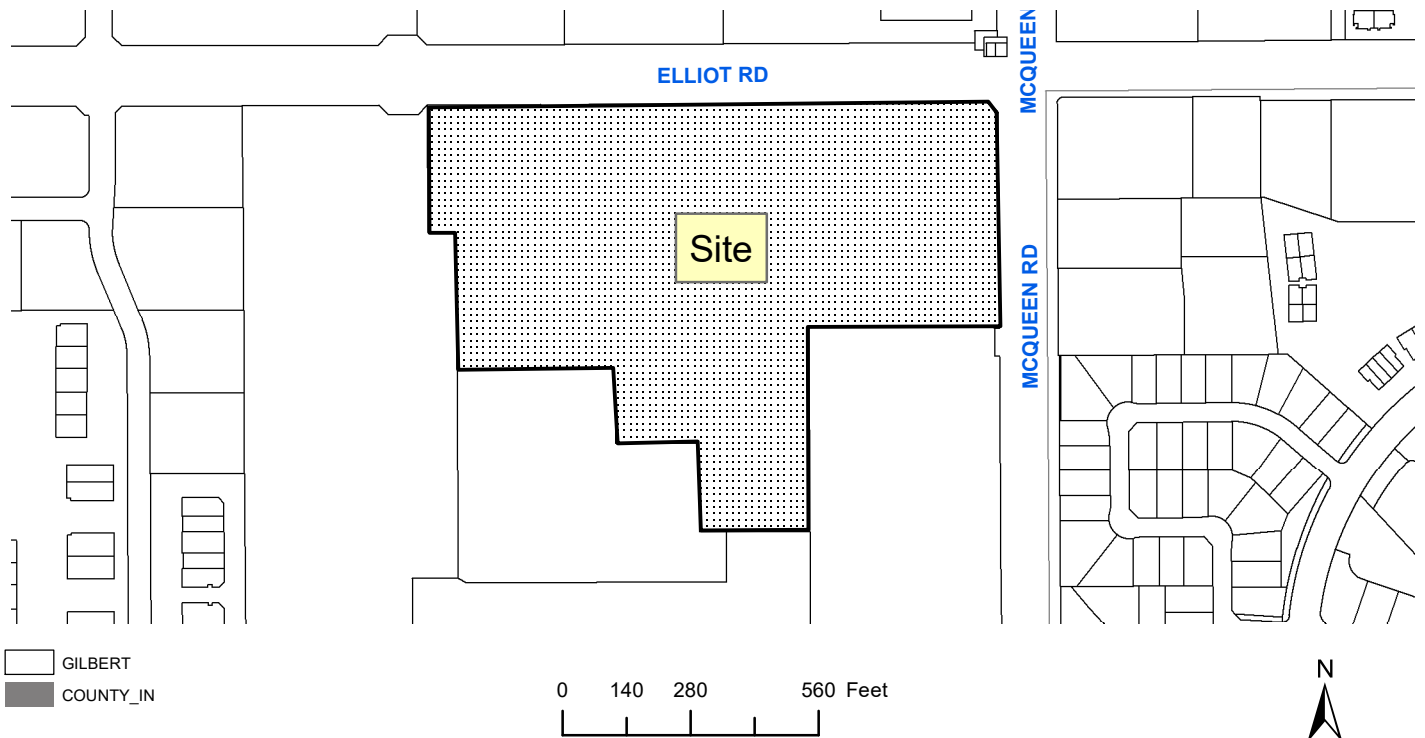
* Call Planning Department to verify date and time: (480) 503-6625

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

DR19-133 GILBERT SPECTRUM BUILDING 5: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 8.46 acres, generally located west of the southwest corner of McQueen and Elliot Roads, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Suncap Property Group
CONTACT: Dylan Tomlin
ADDRESS: 1125 17th Street, Suite 800
Denver, Colorado 80202**

**TELEPHONE: (720) 668-4983
E-MAIL: dtomlin@suncappg.com**

- EXISTING
- BUILDING 5 SITE / SHELL / CORE IMPROVEMENTS
ELLIOT ROAD AND McQUEEN ROAD DECELERATION LANES
RETENTION BASIN EXPANSION AND BEAUTIFICATION
PARKING LOT MODIFICATIONS ADJACENT TO BUILDING 7 SITE

PROJECT DATA	
ZONING:	PAD, COMMUNITY COMMERCIAL (CC) & LIGHT INDUSTRIAL (LI)
EXISTING USE:	VACANT LAND
PROPOSED USE:	OFFICE
PROPOSED HEIGHT:	2-STORY 35'-6" (TOP OF PARAPET); 38'-10" (TOP OF ACCENT WALL)
SITE AREA (NET)	
BUILDING 5 (THIS PERMIT)	+/- 368,712 SF / +/- 8,464 AC
BUILDING 1 (EXISTING):	+/- 384,067 SF / +/- 8,817 AC
BUILDING 7 (EXISTING):	+/- 222,637 SF / +/- 5,111 AC
TRACT 'A' (EXISTING):	+/- 36,253 SF / +/- 0.832 AC
REMAINING SITE:	+/- 1,750,624 SF / +/- 40,189 AC
TOTAL:	+/- 2,762,293 SF / +/- 63,413 AC
LOT COVERAGE (BLDG. 5):	
	60,176 SF / 368,712 SF = 16.3%

- TOWN of GILBERT STANDARD SITE PLAN NOTES:**
- ALL UTILITY LINES LESS THAN 6 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINETS SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - AN ALTERNATE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS; OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREENING WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING; OR;
 - ROUTED UNDER GROUND.
 - ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTERS ISLANDS.
 - HAVE A CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LCO, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLOR STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

VICINITY MAP:



USER:

DEVELOPER:

SunCap
PROPERTY GROUP

DESIGNER:

BALMER
architectural group inc.

REGISTERED ARCHITECT
1903
WESLEY ROBERT
BALMER
10/17/19
Exp. 3/31/20

GRAYCOR
Construction Company Inc.

Date: Description:
REVISIONS:

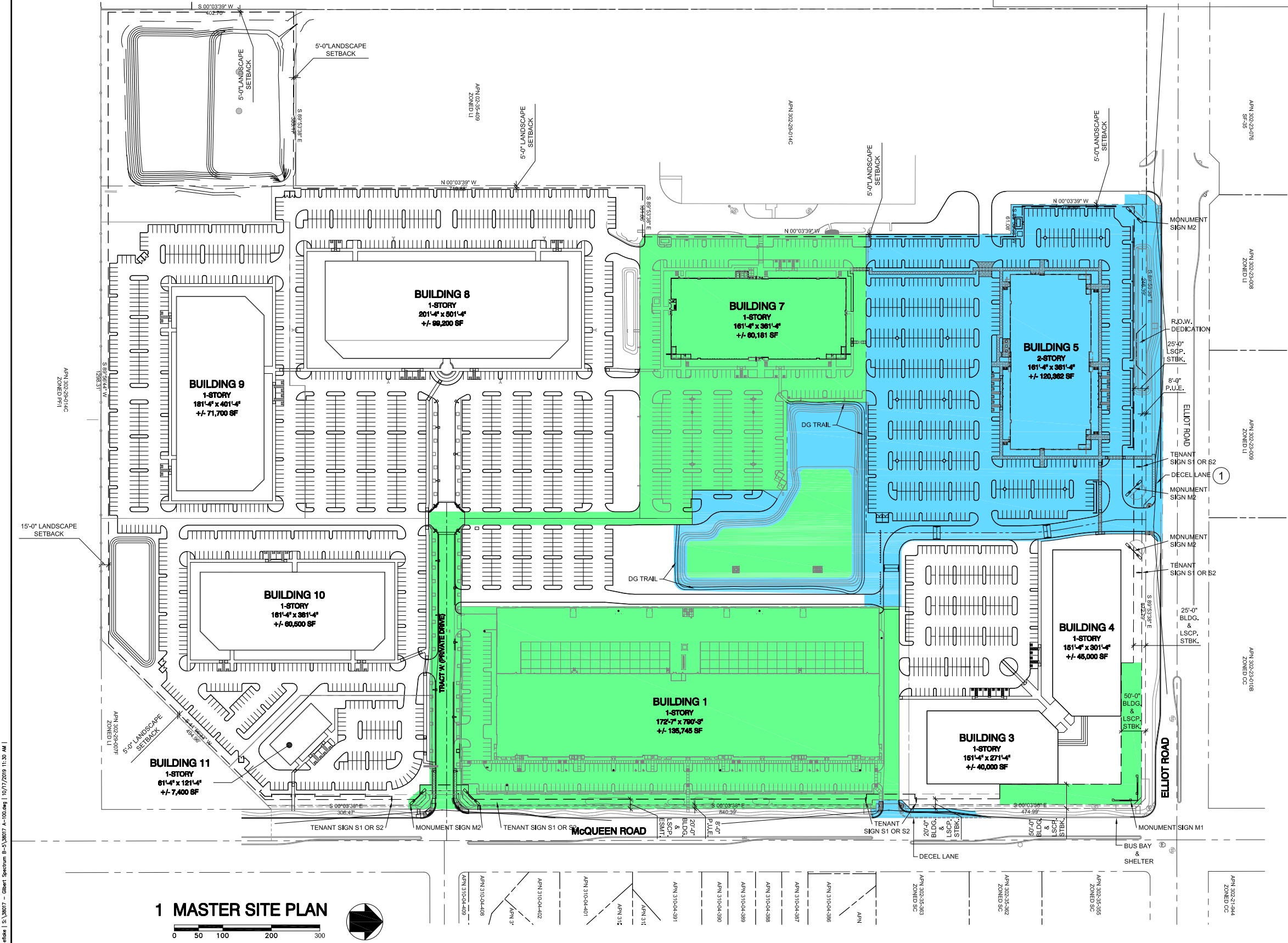
PROJECT TITLE:
**GILBERT SPECTRUM
BUILDING 5
DESIGN REVIEW**

Issue Date: 10.17.2019
Scale: 1" = 40'
Drawn By: EF
REVISIONS:

DRAWING TITLE:
**MASTER
SITE PLAN**

EXHIBIT 4A
DRAWING NUMBER:
A-100

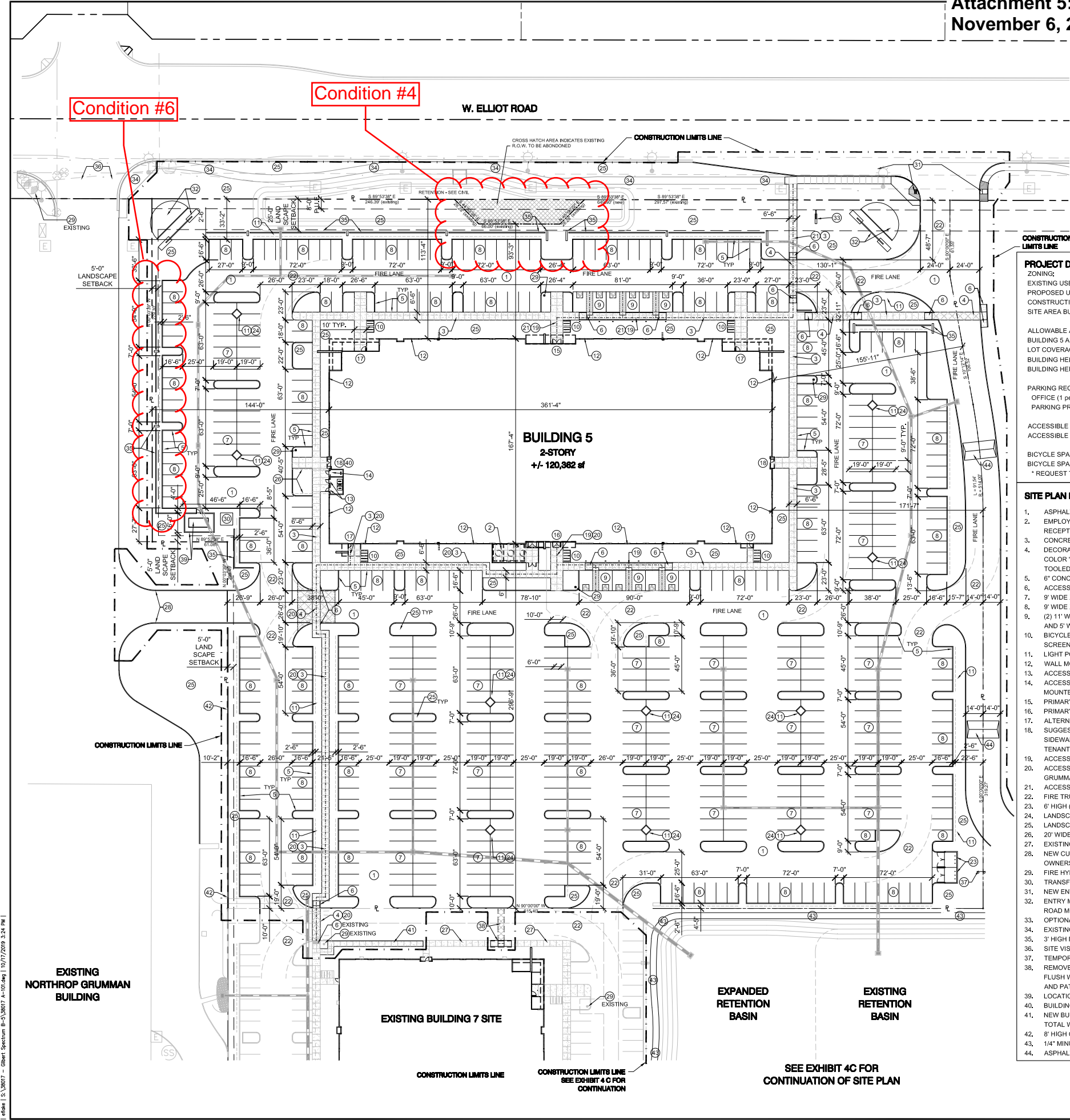
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1 MASTER SITE PLAN



DR19-133 Gilbert Spectrum Building 5
Attachment 5: Site Plan
November 6, 2019



OPEN SPACE AREA CALCULATIONS

OFF-SITE LANDSCAPE AREA:	17,743 SF
ON-SITE LANDSCAPE AREA:	192,308 SF (40%)
TOTAL LANDSCAPE AREA:	210,051 SF
% OPEN SPACE:	41%
(total landscape area divided by gross site area)	

PROJECT DATA - BUILDING 5

ZONING:	L
EXISTING USE:	VACANT LAND
PROPOSED USE:	OFFICE (B)
CONSTRUCTION TYPE:	I-B w/ AUTOMATIC SPRINKLER SYSTEM
SITE AREA BUILDING 5:	+/- 410,968 SF / +/- 9,435 AC (GROSS) +/- 368,712 SF / +/- 8,464 AC (NET)
ALLOWABLE AREA:	23,000 SF (base for B) + 69,000 (300% per 506.3) = 92,000 SF
BUILDING 5 AREA:	+/- 60,176 SF PER FLOOR; +/- 120,352 SF TOTAL
LOT COVERAGE:	16.3%
BUILDING HEIGHT ALLOWED:	3 STORY & 55'
BUILDING HEIGHT:	2-STORY 35'-6" AT PARAPET WALLS, 38'-10" AT ACCENT WALLS
PARKING REQUIRED:	482 SPACES
OFFICE (1 per 250 SF):	603 SPACES (TOTAL SPACES)
PARKING PROVIDED:	603 SPACES (TOTAL SPACES)
ACCESSIBLE REQUIRED:	12 SPACES (2% OF TOTAL FOR 501 - 1,000 TOTAL SPACES)
ACCESSIBLE PROVIDED:	12 SPACES
BICYCLE SPACES REQUIRED:	48 (10% OF REQUIRED PARKING SPACES)
BICYCLE SPACES PROVIDED:	24 SPACES (6 GROUPS OF 4 SPACES) *
* REQUEST TO ALLOW 24 SPACES OR 5% OF REQUIRED PARKING SPACES	

- SITE PLAN KEY NOTES:**
- ASPHALT PAVEMENT - SEE CIVIL
 - EMPLOYEE AREA W/ CONCRETE TABLE & BENCHES, CONCRETE TRASH RECEPTACLE AND SHADED BY STEEL CANOPY W/ FABRIC SHADE SAILS
 - CONCRETE SIDEWALK W/ LIGHT BROOM FINISH - SEE PLAN FOR WIDTH
 - DECORATIVE CONCRETE SIDEWALK FLUSH WITH ASPHALT PAVEMENT - INTEGRAL COLOR "SAN DIEGO BUFF" #5237 BY DAVIS COLORS (OR EQUAL) WITH 1/2" TOOLED JOISTS (SPACING PER ENLARGED DETAILS) WITH SALT FINISH
 - 6" CONCRETE SAFETY CURB - SEE CIVIL FOR TYPE
 - ACCESSIBLE RAMP W/ TRUNCATED DOMES - SEE CIVIL
 - 9' WIDE X 19' LONG PARKING SPACE
 - 9' WIDE X 16.5' LONG PARKING SPACE WITH 2.5' OVERHANG
 - (2) 11' WIDE X 16.5' LONG ACCESSIBLE PARKING SPACES WITH 2.5' OVERHANG AND 5' WIDE SHARED STRIPED ACCESS AISLE
 - BICYCLE PARKING SPACES (2' x 6' SPACE) ON CONCRETE PAD WITH 4' HIGH CMU SCREEN WALL (4 SPACES PER LOCATION)
 - LIGHT POLE AND CONCRETE BASE - FINAL LOCATION T.B.D.
 - WALL MOUNTED LIGHT FIXTURE - FINAL LOCATION T.B.D.
 - ACCESS TO ELECTRICAL GEAR (SES)
 - ACCESS TO FIRE RISER & FIRE ALARM CONTROL PANEL VIA EXTERIOR WALL MOUNTED KNOX BOX
 - PRIMARY VISITOR ENTRY TO BUILDING W/ KNOX BOX
 - PRIMARY EMPLOYEE ENTRY TO BUILDING
 - ALTERNATE EMPLOYEE ENTRY TO BUILDING
 - SUGGESTED BUILDING EGRESS / EXIT DISCHARGE LOCATION - FINAL DOOR AND SIDEWALK QUANTITIES AND LOCATIONS TO BE DETERMINED BASED ON FINAL TENANT IMPROVEMENT PLAN
 - ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO BUILDING ENTRY
 - ACCESSIBLE ROUTE FROM EMPLOYEE ENTRY TO NEIGHBORING NORTHROP GRUMMAN BUILDING 7 PROPERTY
 - ACCESSIBLE ROUTE FROM PUBLIC WAY TO BUILDING ENTRY
 - FIRE TRUCK TURNING RADI - 35' INSIDE & 55' OUTSIDE
 - 6' HIGH (MINIMUM) CMU REFUSE SCREEN WALL AND GATES
 - LANDSCAPE PLANTER AT LIGHT POLE & BASE - LOCATION T.B.D.
 - LANDSCAPE AREA
 - 20' WIDE CLEAR SPACE WITH ROLLED CONCRETE CURB FOR SRP ACCESS TO SES
 - EXISTING BUILDING 7 SIDEWALK
 - NEW CURB CUT / VEHICULAR ACCESS TO ADJACENT NORTHROP GRUMMAN SITE. OWNERS TO PROVIDE ACCESS AGREEMENT.
 - FIRE HYDRANT - SEE CIVIL
 - TRANSFORMER ON CONCRETE PAD
 - NEW ENTRY DRIVE WITH DIRECTIONAL RAMPS & DECAL LANE - SEE CIVIL
 - ENTRY MONUMENT FEATURE (TYPE M2) AND LANDSCAPE TO MATCH McQUEEN ROAD MONUMENT
 - OPTIONAL TENANT ENTRY MONUMENT (TYPE S1 OR S2)
 - EXISTING CONCRETE SIDEWALK TO REMAIN
 - 3' HIGH MINIMUM CMU PARKING SCREEN WALL
 - SITE VISIBILITY TRIANGLE
 - TEMPORARY SECURITY BARRICADE - SEE CIVIL
 - REMOVE EXISTING RAMP AND INSTALL NEW CONCRETE SIDEWALK AND CURB FLUSH WITH EXISTING - REMOVE EXISTING DECORATIVE CONCRETE CROSSWALK AND PATCH ASPHALT FLUSH WITH EXISTING
 - LOCATION OF FUTURE TENANT GENERATOR AND CMU ENCLOSURE LOCATION
 - BUILDING ACCESS TO ROOF ACCESS LADDER LOCATION ON THE SECOND FLOOR
 - NEW BUILDING 7 CONCRETE SIDEWALK - 4.5' WIDE WITH EXISTING 6" CURB (5' TOTAL WIDTH) - MATCH EXISTING FINISH
 - 8' HIGH CMU PROPERTY LINE SCREEN WALL
 - 1/4" MINUS DECOMPOSED GRANITE TRAIL - SEE LANDSCAPE
 - ASPHALT TRAFFIC CONTROL BUMP - SEE CIVIL

BUILDING 5 SITE PLAN



TOWN OF GILBERT STANDARD SITE PLAN NOTES:

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINETS SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS
 - SEPARATE FROM THE CABINET: SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREENING WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
 - ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTERS ISLANDS.
 - HAVE A CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LCD, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLOR STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

VICINITY MAP:



USER: _____

DEVELOPER: **SunCap PROPERTY GROUP**

DESIGNER: **BALMER architectural group**

Exp. 3/31/20

GRAYCOR
Construction Company Inc.

Date: _____ Description: _____

REVISIONS: _____

PROJECT TITLE: **GILBERT SPECTRUM BUILDING 5**

DESIGN REVIEW

Issue Date: **10.17.2019**

Scale: **1" = 40'**

Drawn By: **EF**

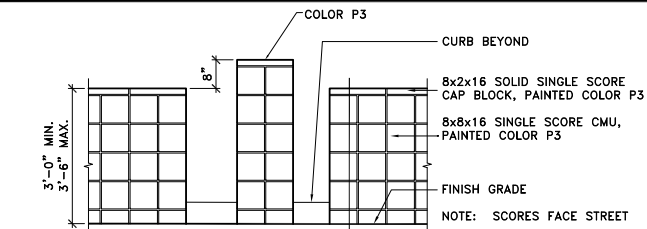
REVISIONS: _____

DRAWING TITLE: **BUILDING 5 SITE PLAN**

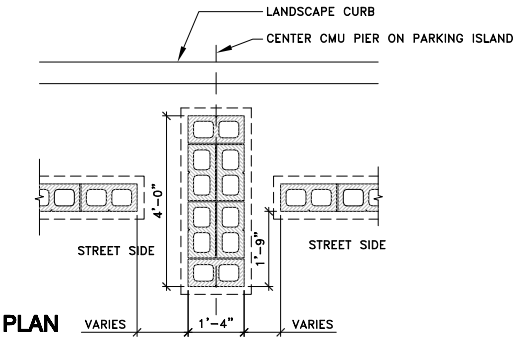
EXHIBIT 4B

DRAWING NUMBER: **A-101**

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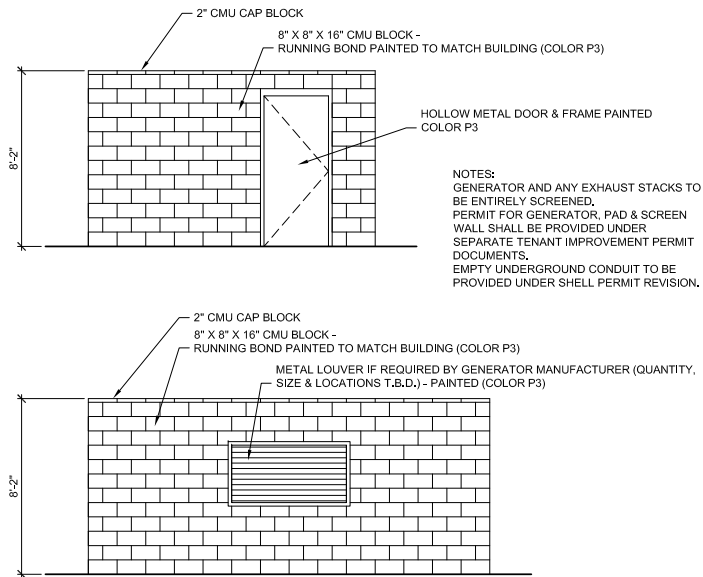


ELEVATION

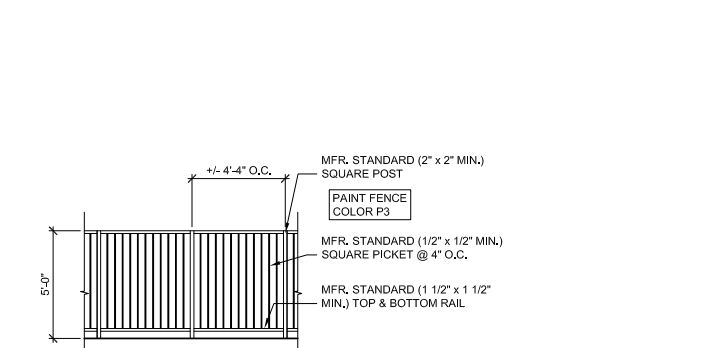


PLAN

5 PARKING SCREEN WALL DETAIL



6 GENERATOR SCREEN WALL



7 PATIO W.I. FENCE

Park Series Waste and Ash Receptacles



STOCK #	DIAMETER	HEIGHT	LINER CAP
PBWR2426	24"	26"	30 GAL.
PBWR2032	20"	32"	30 GAL.
PBAR1322	13"	22"	With Sifter
PBAR1624	16"	24"	With Sifter

All waste receptacle units come complete with waste liner and spun aluminum lid. All ash receptacles come complete with clean-out sifter. White or black sand to fill the receptacle can be shipped upon request.

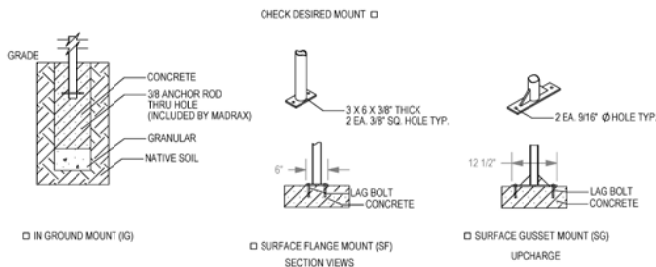
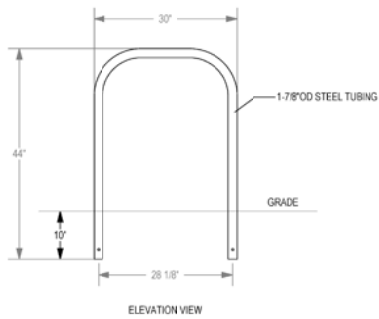
COLOR TO BE MANUFACTURER'S STANDARD INTEGRAL COLOR "SAGE", SAND BLAST FINISH

3 PATIO TRASH RECEPTACLE

'UX' Bike Rack



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNEEK DRIVE
WAUNAKEE, WI 53097
P(800) 448-7931, P(800) 848-1080, F(800) 848-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: UX196V(SF SG)
DESCRIPTION: 1 BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 8-8-14
ENG: SMC
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

4 BIKE RACK CUT SHEET

Mod Series Table

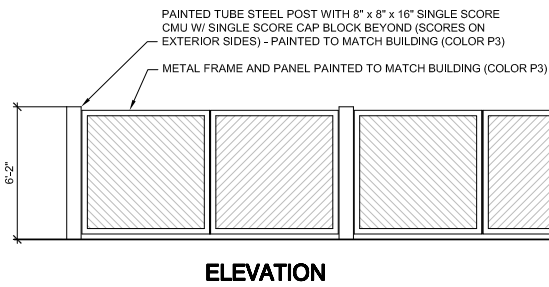


STOCK#	TABLE TOP DIMENSION
MODST5030B	50" DIAMETER
Includes: table and 6 stools	
Stool top dia is 14"	
Stool height is 17"	
MODST5030	50" DIAMETER
Includes: table only	

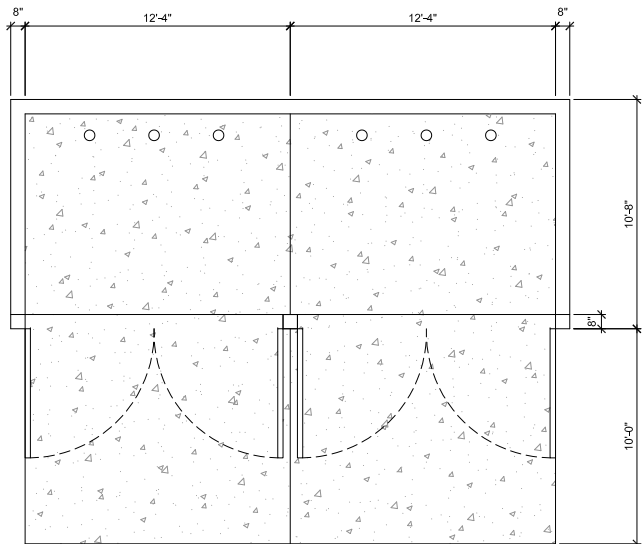
Table is available with or without umbrella hole. Available in 16 colors.

COLOR TO BE MANUFACTURER'S STANDARD INTEGRAL COLOR "SAGE", SMOOTH FINISH

1 PATIO TABLE & SEATING



ELEVATION



PLAN

2 REFUSE SCREEN WALL

USER:

DEVELOPER:



DESIGNER:



Date: Description:
REVISIONS:

PROJECT TITLE:

GILBERT SPECTRUM

BUILDING 5

DESIGN REVIEW

Issue Date: 10.17.2019

Scale: 1/4" = 1'-0"

Drawn By: EF

REVISIONS:

DRAWING TITLE:

ARCHITECTURAL
DETAILS - SITE

EXHIBIT 4D

DRAWING NUMBER:

A-501

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ELLIOT ROAD



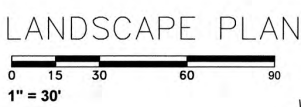
- TREES**
- PINUS ELDARICA DISTRICT 1 THEME TREE
 - MONDEL PINE 24" BOX (59)
 - CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX (MATCHING) (176)
 - QUERCUS VIRGINIANA LIVE OAK (37) 24" BOX
 - SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 15 GALLON (44)
 - PHOENIX DACTYLIFERA DATE PALM (6) 18" T.F. (MATCHING, STRAIGHT, DIAMOND CUT, PERFECT)
- SHRUBS**
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (94)
 - CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (66)
 - RUPELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (498)
- ACCENTS**
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (426)
 - DASYLIRION WHEELERII DESERT SPOON 5 GALLON (299)
 - MUHLBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (243)
 - BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (13)
 - ECHINOCACTUS GRISONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING) (141)
 - AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON (133)
- GROUND COVER**
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (758)
 - ACACIA REDOLENS 'DESERT CARPET' 1m 1 GALLON (53)
- INERT MATERIALS**
- 3'x3'x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH (43)
- 1/2" SCREENED APACHE BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE AREA:	17,743 SQ.FT.
ON-SITE LANDSCAPE AREA:	192,308 SQ.FT. (40%)
TOTAL LANDSCAPE AREA:	210,051 SQ.FT.
% OPEN SPACE:	40%

DECORATIVE PAVEMENT
SEE ARCHITECTURAL
DRAWINGS

ARTIFICIAL TURF MATCH PRIOR PHASE



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjmla.net



USER:

DEVELOPER:

SunCap
PROPERTY GROUP

DESIGNER:

BALMER
architectural group inc.

GRAYCOR
Construction Company Inc.

Date: Description:
REVISIONS:

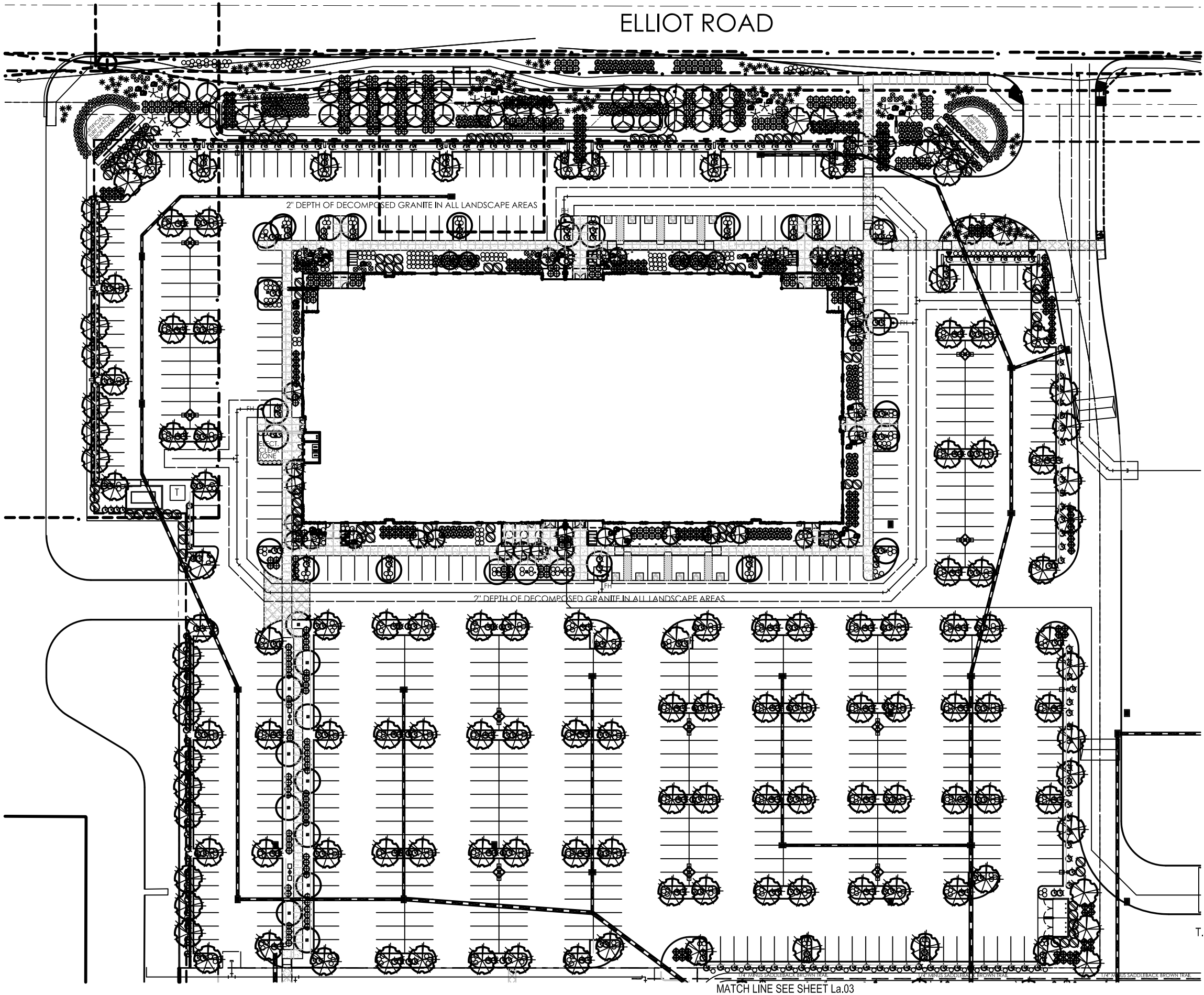
PROJECT TITLE:
GILBERT SPECTRUM

Issue Date: 10/17/19
Scale: 1" = 30'
Drawn By: AWM
REVISIONS:

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
La.02





TREES LANDSCAPE LEGEND

- PINUS ELDARICA DISTRICT 1
MONDEL PINE THEMATIC TREE
24\" BOX (59)
- CERCIDIMUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
24\" BOX (MATCHING) (176)
- QUERCUS VIRGINIANA
LIVE OAK (37)
24\" BOX
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON (44)
- PHOENIX DACTYLIFERA
DATE PALM (6)
18\" T.F. (MATCHING, STRAIGHT,
DIAMOND CUT, PERFECT)
- SHRUBS
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (94)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (66)
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (498)
- ACCENTS
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (426)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (299)
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (243)
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (13)
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10\" ROUND (MATCHING) (141)
- AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON (133)
- GROUND COVER
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (758)
- ACACIA REDOLENS
'DESERT CARPET' 1m
1 GALLON (53)
- INERT MATERIALS
- 3\"X3\" SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH (43)

1/2\" SCREENED APACHE BROWN
DECOMPOSED GRANITE
2\" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE AREA: 17,743 SQ.FT.
ON-SITE LANDSCAPE AREA: 192,308 SQ.FT. (40%)
TOTAL LANDSCAPE AREA: 210,051 SQ.FT.
% OPEN SPACE: 40%

DECORATIVE PAVEMENT
SEE ARCHITECTURAL
DRAWINGS

ARTIFICIAL
TURF MATCH
PRIOR PHASE

ARTIFICIAL TURF
MATCHING PRIOR
PHASE

LANDSCAPE PLAN

0 15 30 60 90
1\" = 30'



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 285-0320
EMAIL: tjmcmqueen@tjma.net



USER:

DEVELOPER:

SunCap
PROPERTY GROUP

DESIGNER:

BALMER
architectural group inc.

GRAYCOR
Construction Company Inc.

Date: Description:
REVISIONS:

PROJECT TITLE:
GILBERT SPECTRUM

Issue Date: 10/17/19

Scale: 1\" = 30'

Drawn By: AWM

REVISIONS:

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
La.02

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- 1/2" SCREENED APACHE BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- LANDSCAPE CALCULATIONS:**
- | | |
|--------------------------|----------------------|
| OFF-SITE LANDSCAPE AREA: | 17,743 SQ.FT. |
| ON-SITE LANDSCAPE AREA: | 192,308 SQ.FT. (40%) |
| TOTAL LANDSCAPE AREA: | 210,051 SQ.FT. |
| % OPEN SPACE: | 40% |

ARTIFICIAL
TURF MATCH
PRIOR PHASE

0 15 30 60 90
1" = 30'



EMAIL: timmqueen@tjmla.net

DEVELOPER:



DESIGNER:



GRAYCOR
Construction Company Inc.

#	Date:	Description:
---	-------	--------------

PROJECT TITLE:

PROJECT TITLE:

GILBERT SPECTRUM

Issue Date: 10.17.19

Scale: 1" = 30'

Drawn By: **AWM**

REVISIONS:

DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NUMBER:

La.03

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PROJECT NUMBER



PLAN STATUS

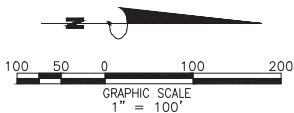
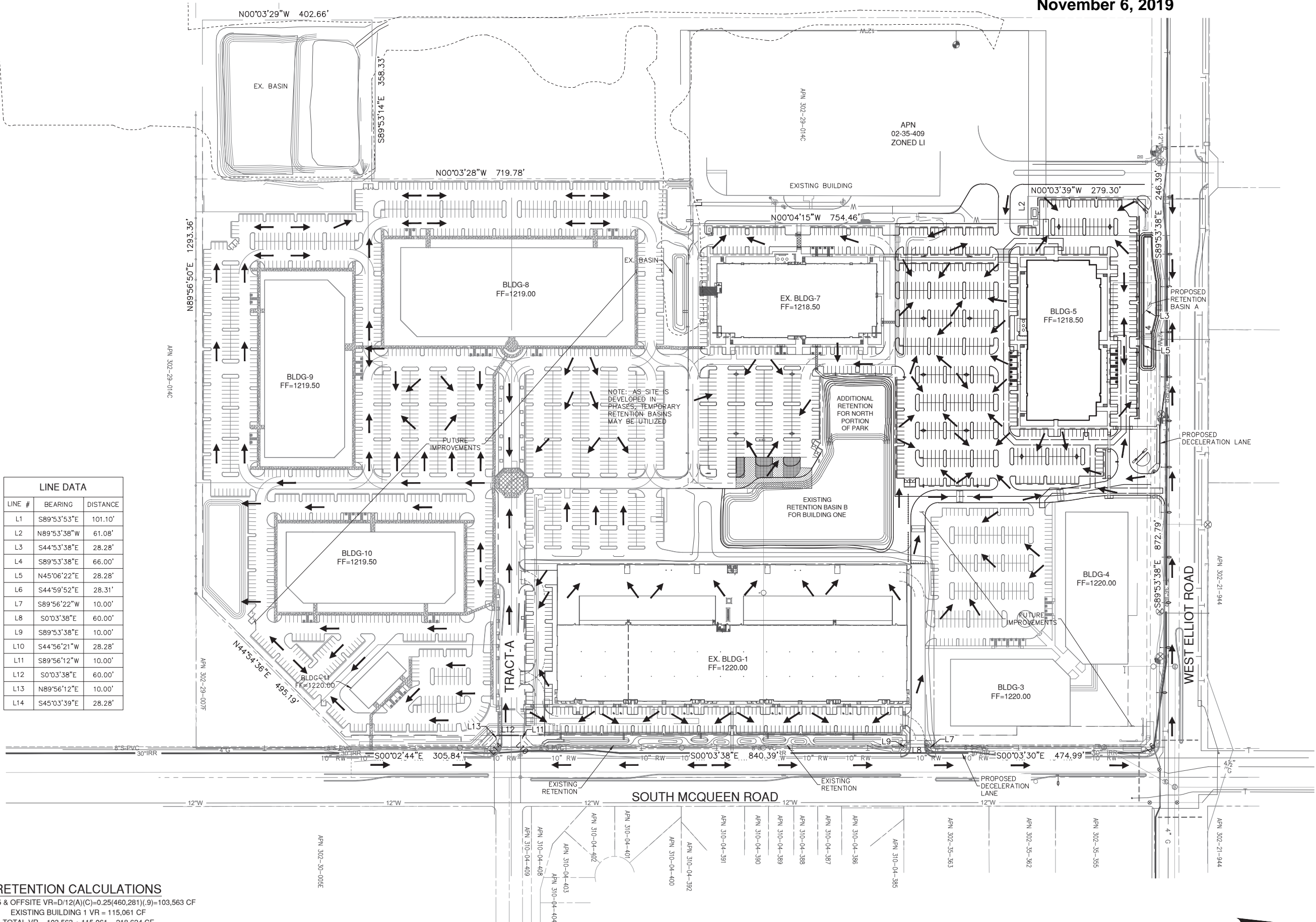
DATE	DESCRIPTION		
DM	JJ	JSR	
DESIGN	DRAWN	CHKD	
SCALE	H: 1"=100'	V: NONE	
JOB No. 050055-004-006			
DATE: 10/15/2019			

GD01

SHEET 1 OF 4

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°53'53"E	101.10'
L2	N89°53'38"W	61.08'
L3	S44°53'38"E	28.28'
L4	S89°53'38"E	66.00'
L5	N45°06'22"E	28.28'
L6	S44°59'52"E	28.31'
L7	S89°56'22"W	10.00'
L8	S0°03'38"E	60.00'
L9	S89°53'38"E	10.00'
L10	S44°56'21"W	28.28'
L11	S89°56'12"W	10.00'
L12	S0°03'38"E	60.00'
L13	N89°56'12"E	10.00'
L14	S45°03'39"E	28.28'

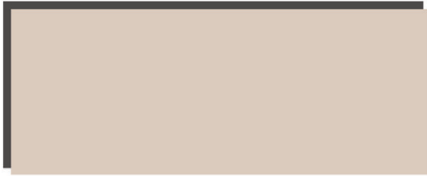
RETENTION CALCULATIONS
BUILDING 5 & OFFSITE VR=D/12(A)(C)=0.25(460,281)(.9)=103,563 CF
EXISTING BUILDING 1 VR = 115,061 CF
TOTAL VR = 103,563 + 115,061 = 218,624 CF
VOLUME PROVIDED = 22,995 (BASIN A)+226,567 (BASIN B) = 249,562 CF
EXTRA VOLUME WILL BE FOR FUTURE EXPANSION



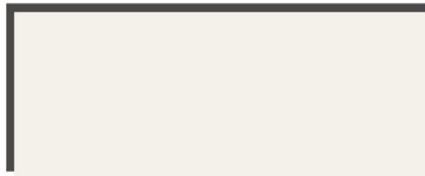
10.17.19



PAINT



P1 DUNN EDWARDS
'WHOLE WHEAT' DE 6124



P2 DUNN EDWARDS
'SAND DUNE' DE 6128



P3 DUNN EDWARDS
'ROXY BROWN' DE 6084

ALL COLORS TO BE DUNN EDWARDS PAINTS OR EQUAL

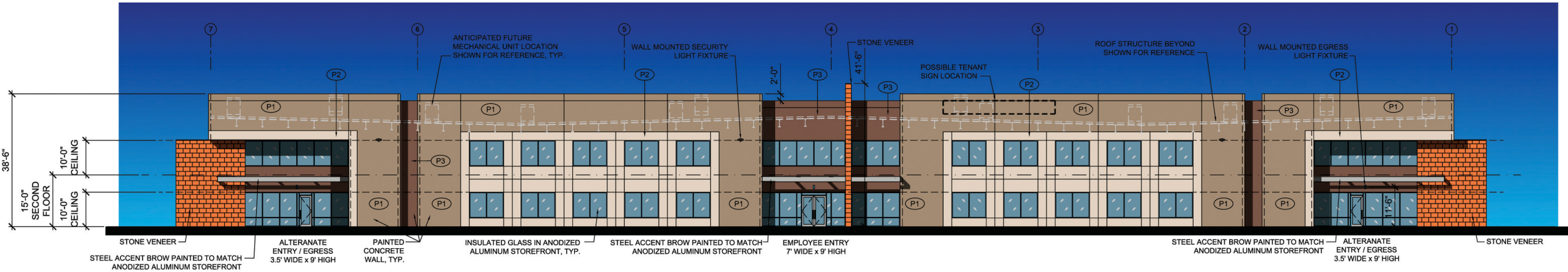
1 STEEL CANOPY ALUMINUM COLOR PAINT FINISH

2 SCREEN WALL 8 x 8 x 16 SINGLE SCORE CMU WALL WITH PAINTED FINISH

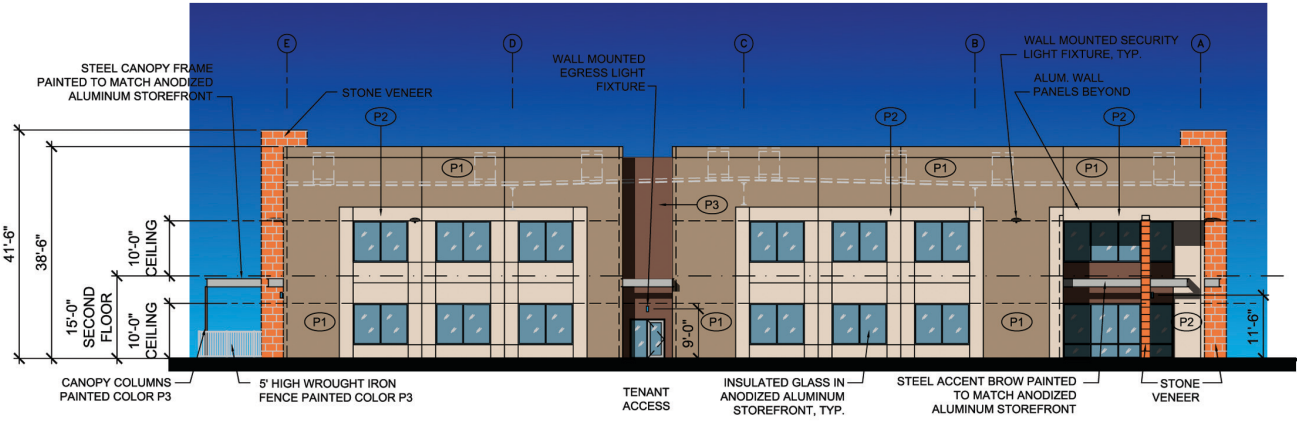
3 GLASS PPG PACIFICA - 1 " INSULATED GLASS SOLARBAN 60 (3) U-VALUE OF 0.29 AND SHGC OF 0.25 CLEAR ANODIZED ALUMINUM FRAMES, TYPICAL

4 STONE VENEER SEDONA RED FLAGSTONE 16"x24" TILE

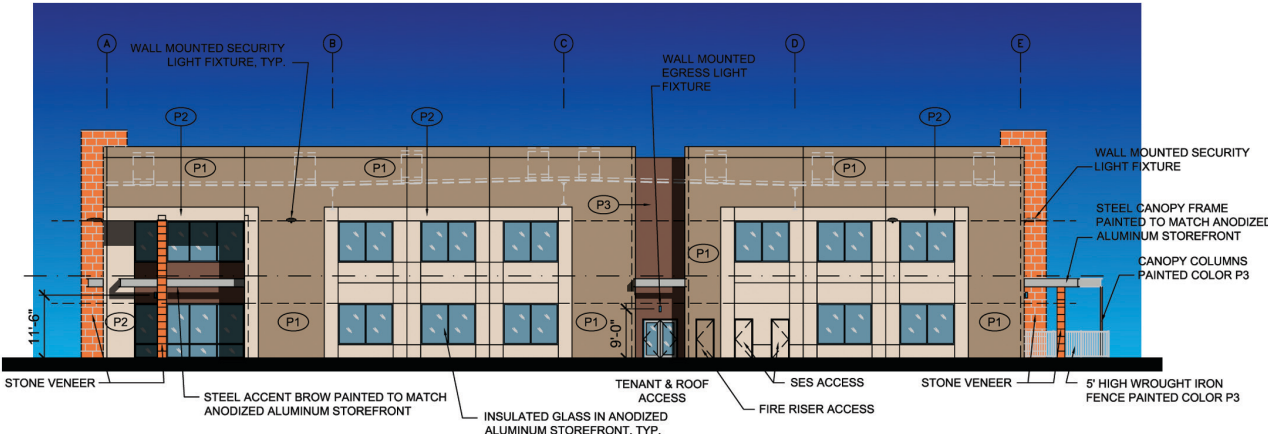




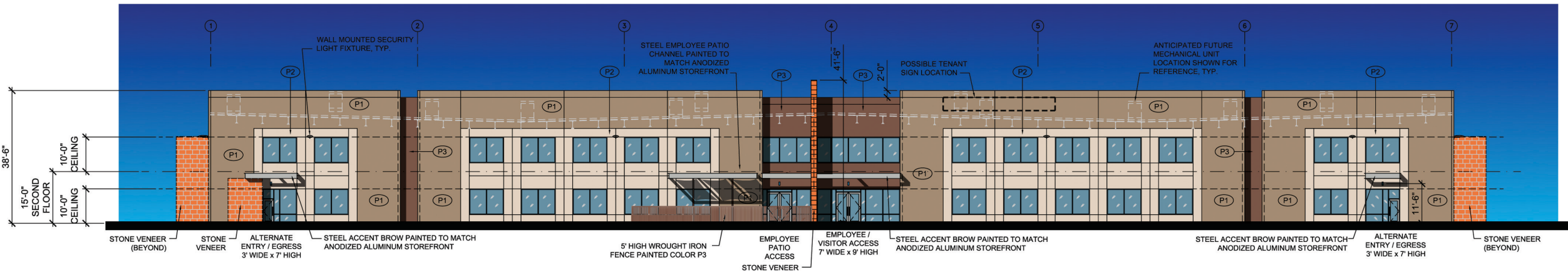
1 NORTH ELEVATION



3 EAST ELEVATION



2 WEST ELEVATION



4 SOUTH ELEVATION



PAINT COLOR SCHEDULE:	GLASS:	NOTES:
<p>(P1) DUNN EDWARDS 'WHOLE WHEAT' DE 6124</p> <p>(P2) DUNN EDWARDS 'SAND DUNE' DE 6128</p> <p>(P3) DUNN EDWARDS 'ROXY BROWN' DE 6084</p> <p>ALL COLORS TO BE DUNN EDWARDS PAINTS OR EQUAL</p>	<p>PPG PACIFICA - 1" INSULATED GLASS SOLARBAN 60 (3) U-VALUE OF 0.29 AND SHGC OF 0.25</p> <p>CLEAR ANODIZED ALUMINUM FRAMES, TYPICAL</p> <p>STONE VENEER:</p> <p>SEDONA RED FLAGSTONE 16X24" TILE</p>	<p>1. CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, U.N.O.</p> <p>2. PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 79.</p> <p>3. ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS.</p> <p>4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.</p> <p>5. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.</p>



#	Date:	Description:
REVISIONS:		

PROJECT TITLE:

GILBERT SPECTRUM

BUILDING 5

DESIGN REVIEW

Issue Date: 10.17.2019

Scale: 1/16" = 1'-0"

Drawn By: EF

REVISIONS:

DRAWING TITLE:

EXTERIOR ELEVATIONS

EXHIBIT 8

DRAWING NUMBER:

A-201

USER:

DEVELOPER:



DESIGNER:



Date: Description:
REVISIONS:

PROJECT TITLE:

GILBERT SPECTRUM

BUILDING 5

DESIGN REVIEW

Issue Date: 10.17.2019

Scale: 1/16" = 1'-0"

Drawn By: EF

REVISIONS:

DRAWING TITLE:

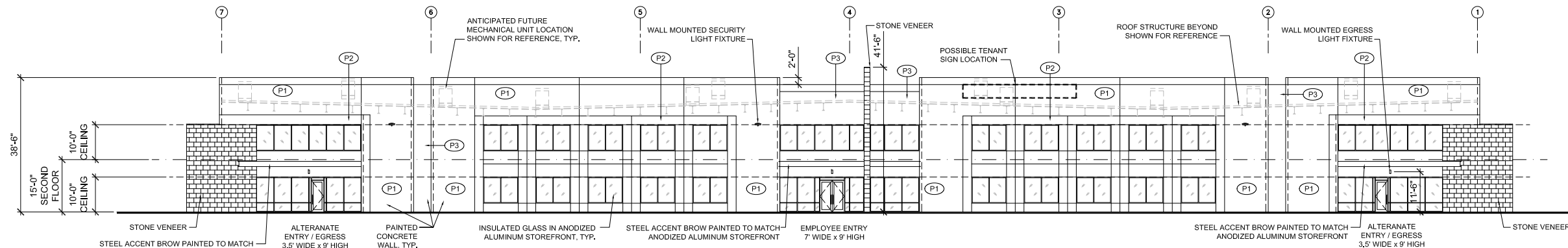
EXTERIOR ELEVATIONS

EXHIBIT 8

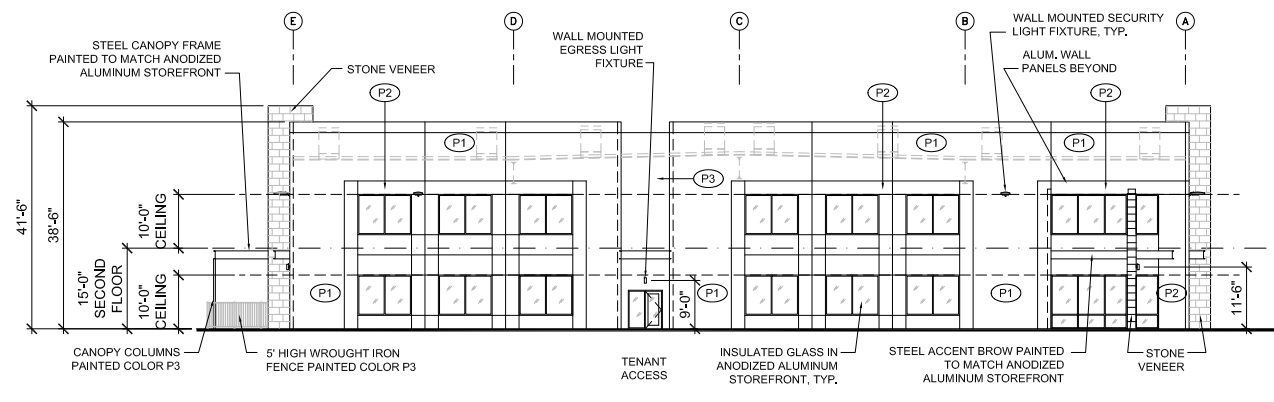
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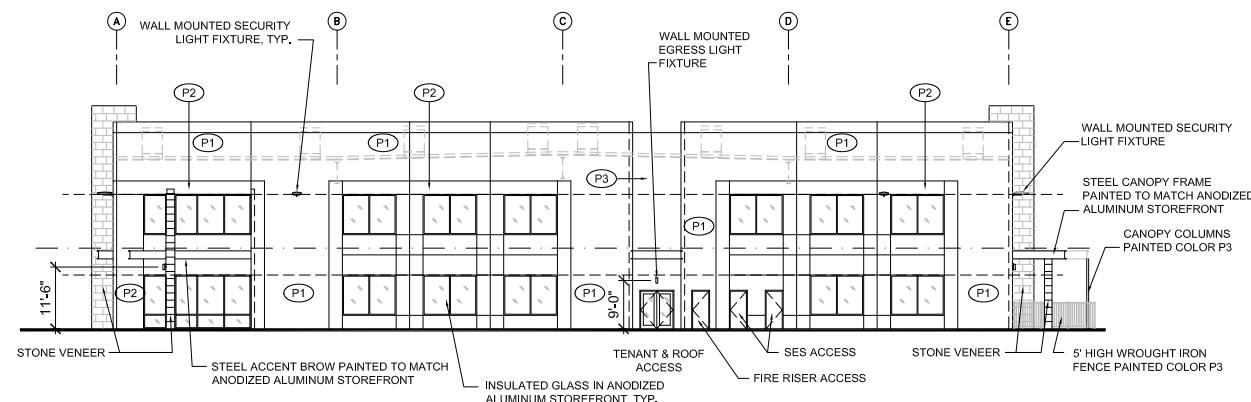
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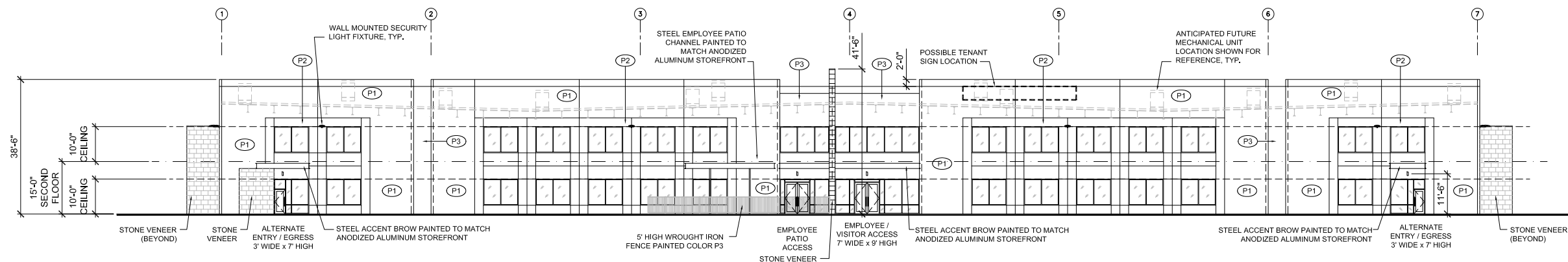
1 NORTH ELEVATION



3 EAST ELEVATION



2 WEST ELEVATION



4 SOUTH ELEVATION



PAINT COLOR SCHEDULE:

- (P1) DUNN EDWARDS 'WHOLE WHEAT' DE 6124
(P2) DUNN EDWARDS 'SAND DUNE' DE 6128
(P3) DUNN EDWARDS 'ROXY BROWN' DE 6084

ALL COLORS TO BE DUNN EDWARDS PAINTS OR EQUAL

GLASS:

PPG PACIFICA - 1" INSULATED GLASS
SOLARBAN 60 (3)
U-VALUE OF 0.29 AND SHGC OF 0.25
CLEAR ANODIZED ALUMINUM FRAMES, TYPICAL

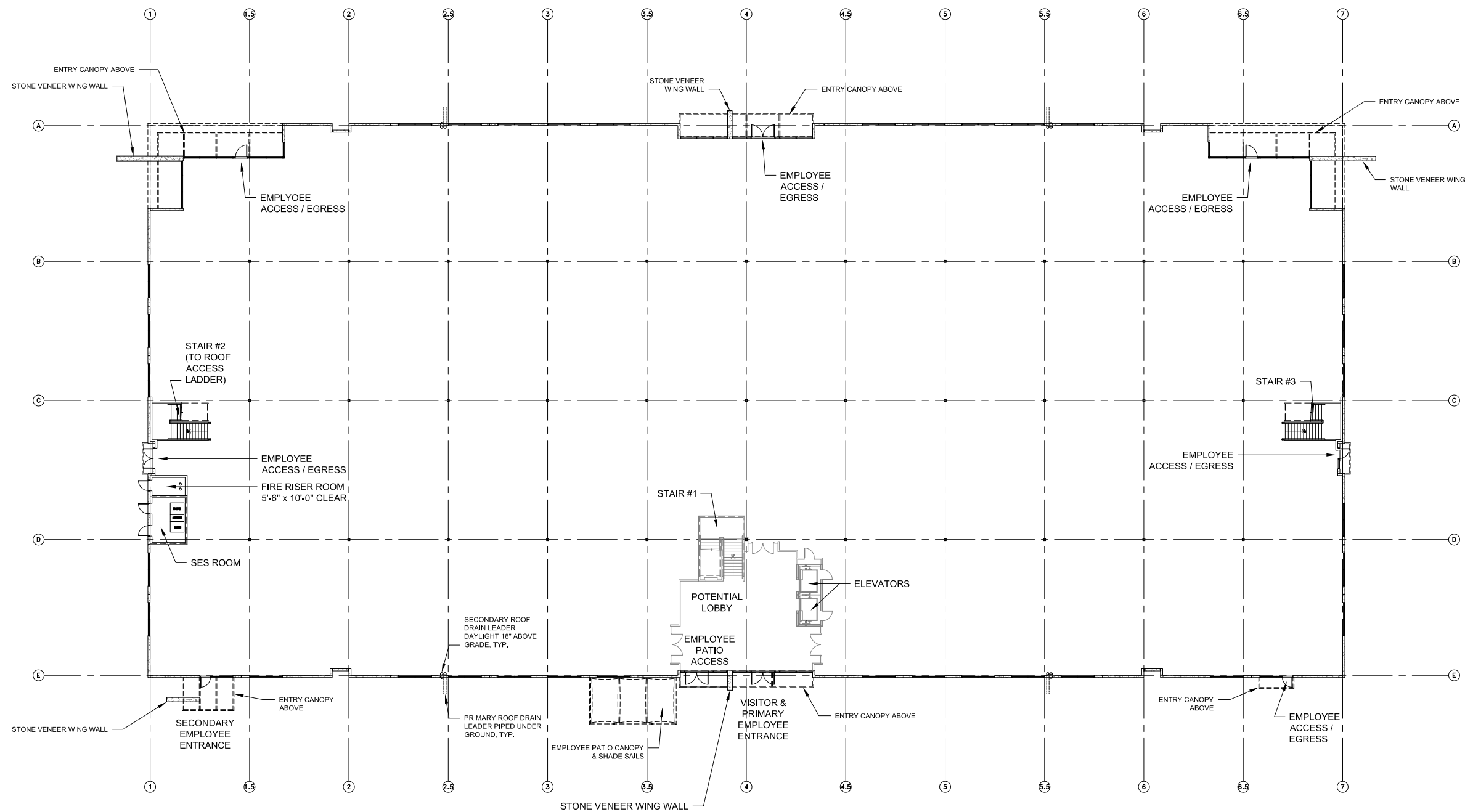
STONE VENEER:

SEDONA RED FLAGSTONE 16X24" TILE

NOTES:

- CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, U.N.O.
- PAINT COLORS SUBJECT TO CHANGE, NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 79.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.



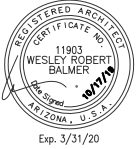


STAIR, ELEVATOR, AND VISITOR LOBBY
LOCATION / CONFIGURATION ARE SUBJECT
TO CHANGE PENDING COORDINATION WITH
TENANT IMPROVEMENT DESIGN

ALL POINTS OF EGRESS LOCATIONS TO BE
DETERMINED BASED ON TENANT
IMPROVEMENT DRAWINGS AND COORDINATED
PRIOR TO SHELL CONSTRUCTION

2-STORY
FIRST FLOOR GROSS FLOOR AREA: +/- 60,176 s.f.
SECOND FLOOR GROSS FLOOR AREA: +/- 60,176 s.f.
TOTAL GROSS LEASABLE AREA: +/- 120,352 s.f.

BUILDING 5 FIRST FLOOR PLAN



#	Date:	Description:
REVISIONS:		

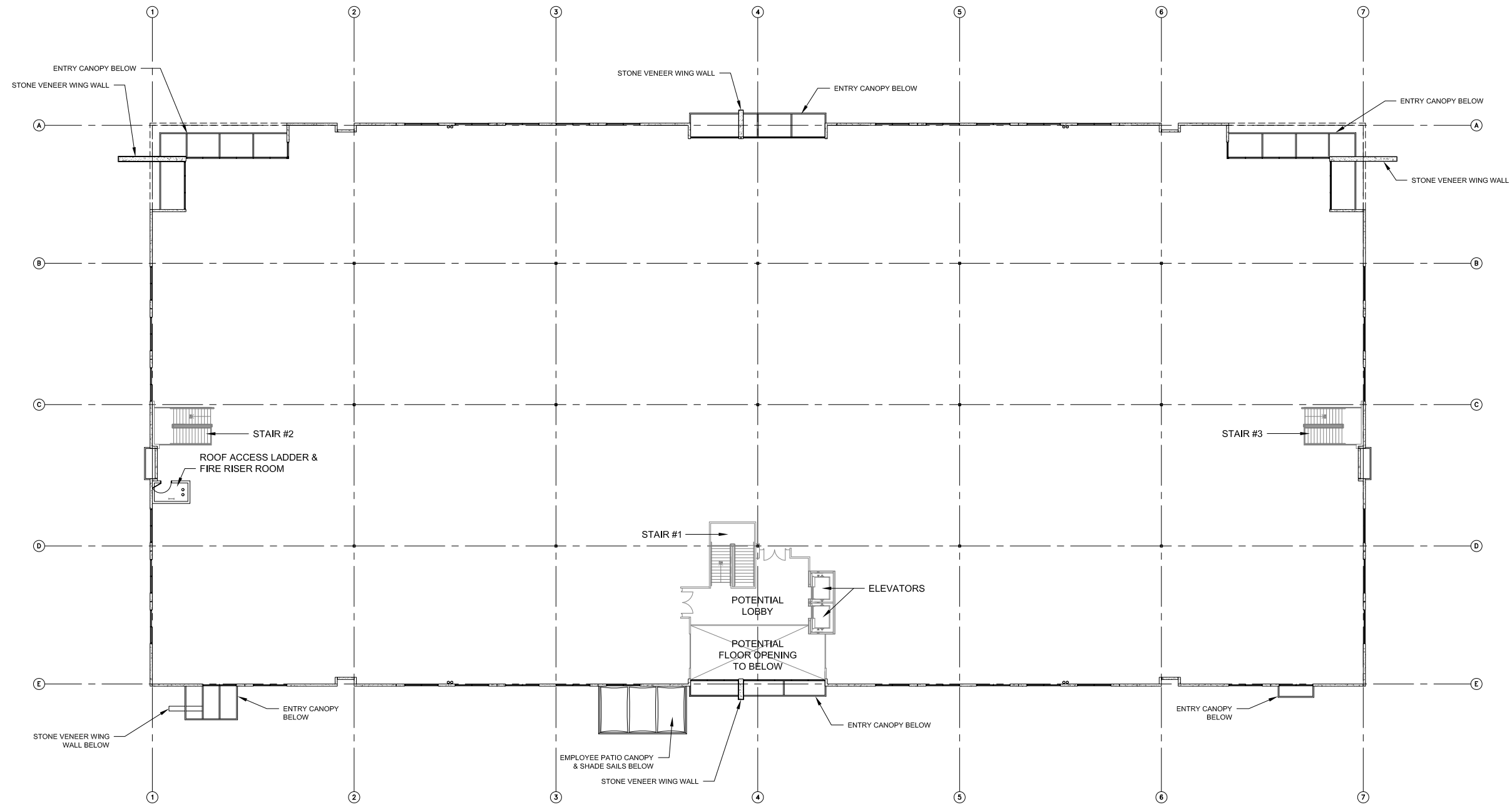
PROJECT TITLE:
**GILBERT SPECTRUM
BUILDING 5
DESIGN REVIEW**

Issue Date:	10.17.2019
Scale:	1/16" = 1'-0"
Drawn By:	EF
REVISIONS:	

DRAWING TITLE:
FLOOR PLAN

EXHIBIT 9A

DRAWING NUMBER:
A-102



STAIR, ELEVATOR AND VISITOR LOBBY
LOCATION / CONFIGURATION ARE SUBJECT
TO CHANGE PENDING COORDINATION WITH
TENANT IMPROVEMENT DESIGN

SECOND FLOOR GROSS FLOOR AREA: +/- 60,176 s.f.

BUILDING 5 SECOND FLOOR PLAN



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USER:

DEVELOPER:



DESIGNER:



Date: Description:

REVISIONS:

PROJECT TITLE:

GILBERT SPECTRUM

BUILDING 5

DESIGN REVIEW

Issue Date: 10.17.2019

Scale: 1/16" = 1'-0"

Drawn By: EF

REVISIONS:

DRAWING TITLE:

FLOOR PLAN

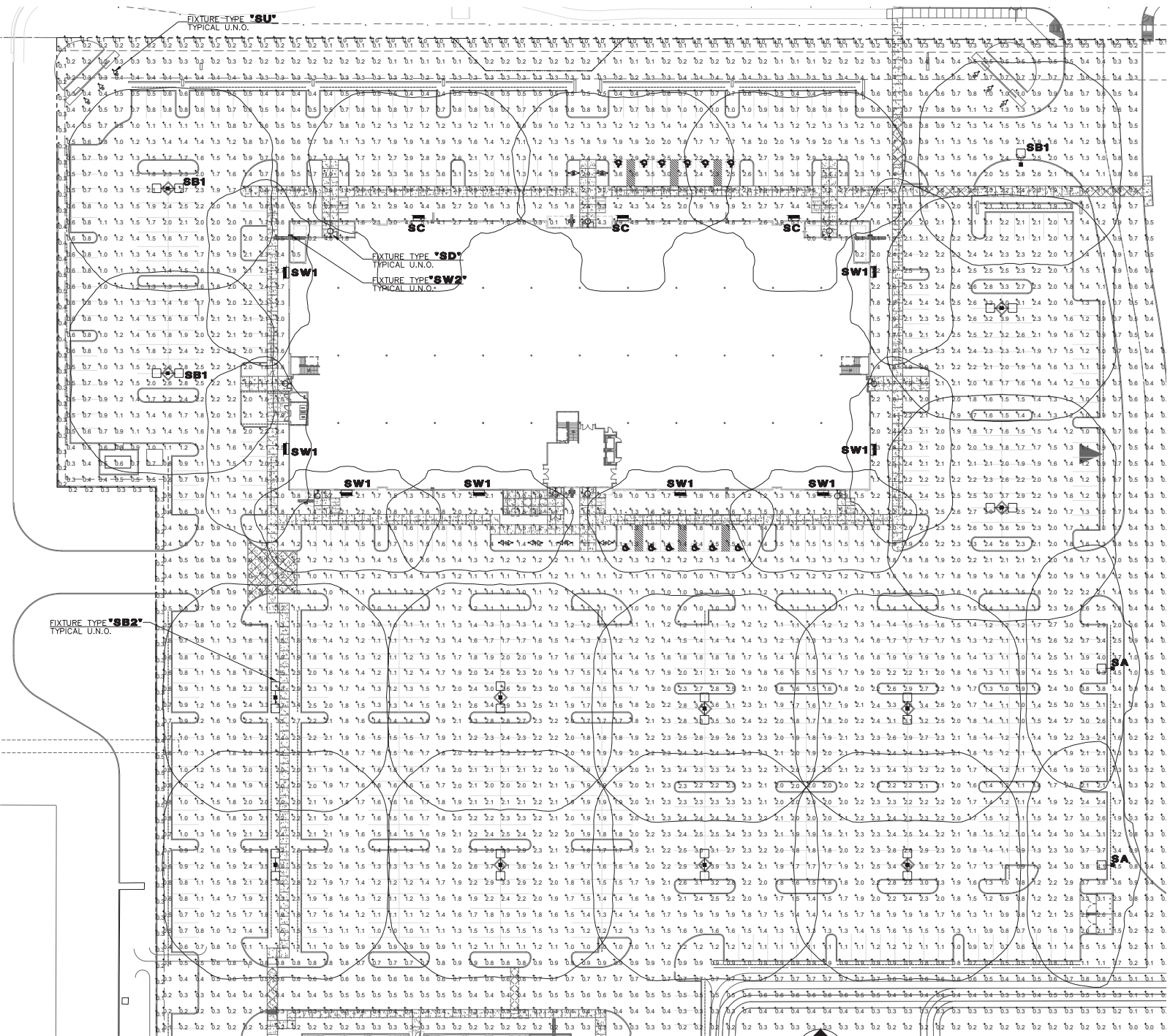
EXHIBIT 9B

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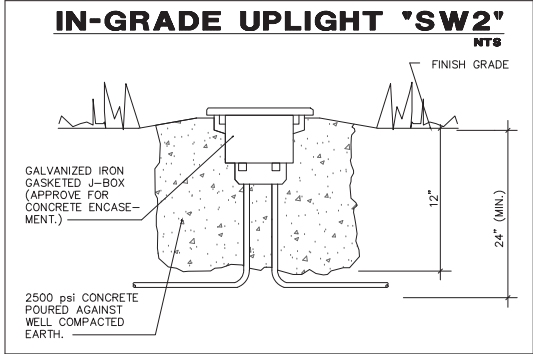
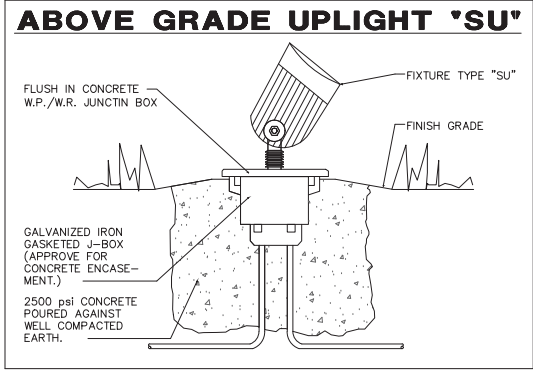
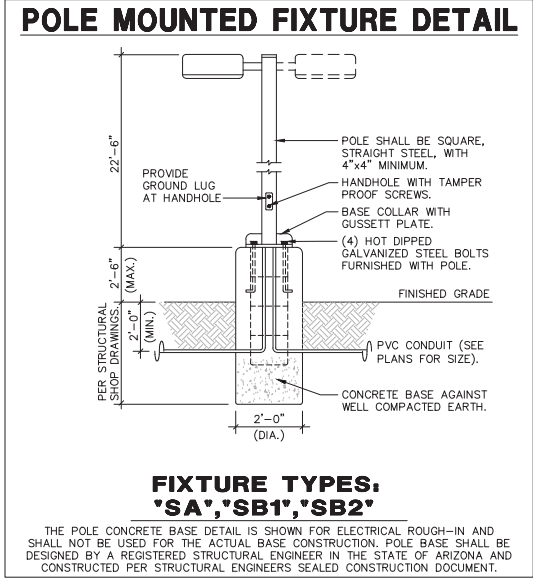
A-103

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Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor
	SA	2	Lithonia Lighting	DSX1 LED P8 40K T3M MVOLT with housingside shield	DSX1 LED P8 40K T3M MVOLT with housingside shield	LED	1	DSX1_LED_P8_40K_T3M_MVOLT_HS1.ies	19000	0.91
	SB1	3	Lithonia Lighting	DSX1 LED P8 40K T3W MVOLT/SSS 22.5 POLE ON A 2.5 BASE	DSX1 LED P8 40K T3W MVOLT	LED	1	DSX1_LED_P8_40K_T3W_MVOLT.ies	25014	0.91
	SB2	10	Lithonia Lighting	DSX1 LED P5 40K T5W MVOLT/SSS 22.5 POLE ON A 2.5 BASE	DSX1 LED P5 40K T5W MVOLT	LED	1	DSX1_LED_P5_40K_T5W_MVOLT.ies	16327	0.91
	SC	3	Lithonia Lighting	DSX1 LED P9 40K TPTM MVOLT WBA	DSX1 LED P9 40K TPTM MVOLT	LED	1	DSX1_LED_P9_40K_TPTM_MVOLT.ies	27578	0.91
	SD	9	V2 LIGHTING	CLS N V W 10 93 40 60 (FINISH)	WALL MOUNT CYLINDER	LED	1	CORE_CUBE_TILT_SKR1_1000lm_60_degree.IES	965	0.91
	SW1	8	Lithonia Lighting	DSXW2 LED 30C 1000 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000MA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_1000_40K_T3M_MVOLT.ies	11279	0.91
Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
FC ON SITE AT GRADE	+	1.5 fc	8.9 fc	0.0 fc	N/A	N/A				
PROPOSED	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A				



BUILDING 5 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"



PRELIMINARY NOT FOR CONSTRUCTION

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IF DRAWING IS NOT PLOTTED AT 24 x 36 THEY ARE NOT FULL SIZE

USER:

DEVELOPER:

SunCap
PROPERTY GROUP

DESIGNER:

BALMER
architectural group inc.

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

GRAYCOR
Construction Company Inc.

Date: Description:
REVISIONS:

PROJECT TITLE:
GILBERT SPECTRUM BUILDING 5

DESIGN REVIEW

Issue Date: **10.17.2019**

Scale:

Drawn By: **EF**

REVISIONS:

DRAWING TITLE:
ELECTRICAL SITE PHOTOMETRIC

DRAWING NUMBER:
DR100 EXHIBIT 10A

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